

Guidance Document for Structural Pest Inspectors

Reporting requirements for “re-inspections”

Occasionally, structural pest inspectors (SPIs) are asked to re-inspect a residence after conditions noted in an original report have been corrected or repaired. Long-standing Washington State Department of Agriculture (WSDA) guidance requires that an accurate and thorough inspection and report be done each time you visit a property. What if, during your second time out to the property, a customer merely wants you to look at a particular item, e.g., has all rot in a deck been removed or is a pipe no longer leaking in one corner of a crawl space? Do you have to do a complete wood destroying organism (WDO) inspection and report, i.e., crawl to all corners of the crawl space and re-examine each and every condition noted in your original inspection? Since you were there only a few days before, does it make sense to re-inspect the entire structure? In many cases, probably not.

To properly respond to these requests, you are allowed to exclude everything except those areas you have been requested to inspect. But keep in mind that subterranean termites, carpenter ants, or even a plumbing leak may have appeared in areas you did not re-visit. You should also realize that your client may believe you are responsible for failure to report these new “events”, even though you excluded them. This further emphasizes the importance of good communication between you and your client so they know exactly what is included and what is not.

This does not mean that, on your first visit to the property, you can inspect only for subterranean termites and exclude other WDOs, conducive conditions or areas such as the crawl space (unless it is inaccessible).

This policy is strictly limited to re-inspections at a property where either you or another SPI have previously conducted a complete WDO inspection according to the criteria in rule. Make certain you reference the original complete wood destroying organism inspection report and provide both documents to your client.

It is not your responsibility to determine if the work was done to a particular standard. However, it is your responsibility to observe and report all WDOs, damage, and conducive conditions leading to the development of WDOs.

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